



6 Ivybridge

Broxbourne, EN10 7LH

Price Guide £725,000



KIRBY COLLETTI are delighted to offer this IMMACULATELY PRESENTED THREE DOUBLE BEDROOM SEMI DETACHED HOUSE situated within a quiet cul de sac off one of the most prestigious roads in Broxbourne. Being within a short walk to all local amenities including local shops, Hoddesdon Town centre, Broxbourne railway station and within the catchment for excellent schooling for all ages.

The property when built originally comprised of four bedrooms, however the previous owners created one master bedroom from bedrooms one and four. The property has been maintained to an excellent standard with fantastic opportunity to extend subject to planning consent. Some of the many features that include a spacious 20'9 x 16'7 Lounge, Dining Room, Modern Fitted Kitchen leading onto a Breakfast Room, Ground Floor Shower/W.C, Luxury Bathroom W.C 49' x 40' South East Facing Neatly Tended Rear Garden and Block Paved Drive with Parking for up to Three Vehicles

- IMMACULATELY PRESENTED THROUGHOUT
- 20'9 LOUNGE
- SHORT WALK TO BROXBORNE STATION
- OFF STREET PARKING FOR TWO-THREE VEHICLES
- 3 DOUBLE BED SEMI DETACHED
- DINING ROOM
- BREAKFAST ROOM
- SOUGHT AFTER LOCATION
- GROUND FLOOR SHOWER ROOM/W.C.
- GARAGE



ACCOMODATION

Entrance door to:

ENTRANCE PORCH

5'10 x 3'3 (1.78m x 0.99m)

Dual aspect uPVC double glazed windows. Door to:

RECEPTION HALL

11' max x 10'10 (3.35m max x 3.30m)

Recessed ceiling spotlights. Radiator. Storage cupboard. Under stairs storage cupboard. Stairs up to first floor.

GROUND FLOOR SHOWER ROOM/W.C.

2'10x 11'7 (0.86mx 3.53m)

Dual aspect uPVC double glazed windows. Fully tiled shower cubicle. Wash hand basin with cupboard under. Low level W.C. Half tiled walls and tiled floor. Chrome heated towel rail. Radiator. Coved ceiling. Recessed ceiling spotlights.

LOUNGE

20'9 x 16'7 max (6.32m x 5.05m max)

Dual aspect uPVC double glazed windows and rear aspect double doors to garden. Feature fireplace. Dado rail. Two radiators. Five Wall light points.

DINING ROOM

14'1 x 10'10 (4.29m x 3.30m)

Front aspect uPVC double glazed window. Dado rail. Five Wall light points. Radiator.

KITCHEN

9'5 x 9'2 (2.87m x 2.79m)

Rear aspect uPVC double glazed window. Range of matching wall and base units with rolled edge work surfaces over. Built in electric oven, electric hob with extractor fan above. Single drainer sink unit. Integrated dishwasher. Integrated washing machine Recessed ceiling spotlights. Coved ceiling. Radiator. Opening to:

BREAKFAST ROOM

12'10 max x 8'10 (3.91m max x 2.69m)

Rear aspect uPVC double glazed windows and double doors to garden. Range of matching wall and base units. Integrated fridge freezer. Coved ceiling. Radiator.

FIRST FLOOR LANDING

10'1 x 9'3 (3.07m x 2.82m)

Front aspect uPVC double glazed window. Cupboard housing gas boiler. Access to loft.

BEDROOM ONE

18' x 10'5 (5.49m x 3.18m)

This room was formerly bedroom one and bedroom four which was converted into one room by the previous owner. It could quite easily be reinstated as two bedrooms, should you wish to do so. Two rear aspect uPVC double glazed windows. Coved ceiling. Dado rail. Two wall light points. Radiator.

BEDROOM TWO

11'9 x 10'3 max (3.58m x 3.12m max)

Front aspect uPVC double glazed window. Radiator. Coved ceiling.

BEDROOM THREE

12'2 x 8' (3.71m x 2.44m)

Rear aspect uPVC double glazed window. Radiator. Coved Ceiling.

BATHROOM/W.C.

8'2 x 7'5 max (2.49m x 2.26m max)

Two side aspect uPVC double glazed window. Fully tiled walls and floor. Panel enclosed bath with mixer tap and shower attachment and folding glazed screen. Toilet with concealed cistern. Bidet. Wash hand basin with cupboard under. Chrome heated towel rail. Recessed ceiling spotlights. Extractor fan.

OUTSIDE

REAR GARDEN

South east facing 49 feet wide x 40 feet deep. Neatly tended lawns with flower and shrub borders. Paved patio to the immediate rear of the property and additional paved areas which capture the sun throughout the day. Outside tap. Outside light. Pedestrian side access. Brick built storage shed. Door to garage.

FRONT GARDEN

Neatly tended lawn with block paved driveway providing off-street parking for 2-3 cars. Access to:

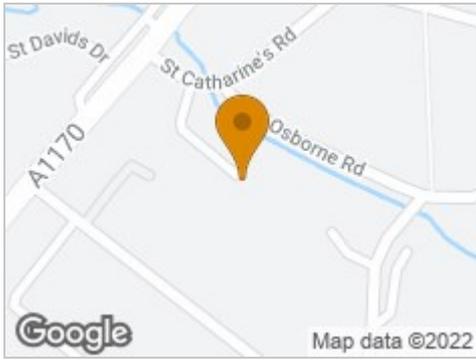
GARAGE

20'5 x 8'5 (6.22m x 2.57m)

Up and over door. Power and light connected.



Road Map



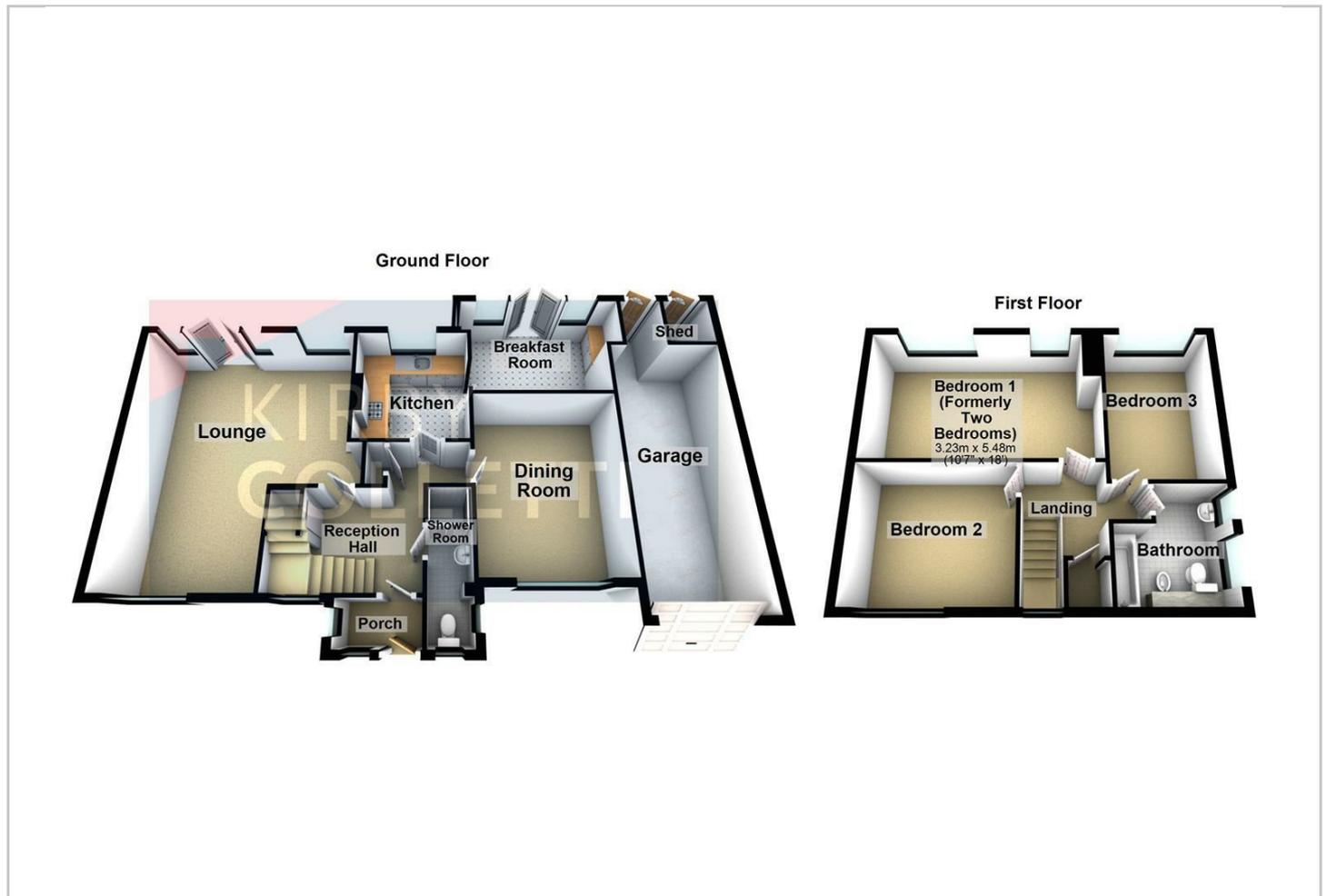
Hybrid Map



Terrain Map



Floor Plan

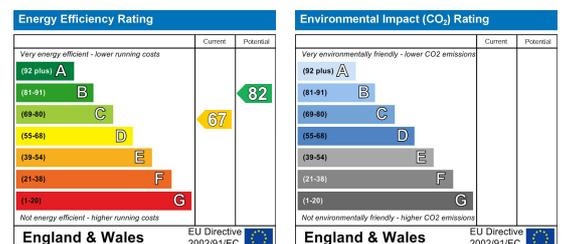


Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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